

Docket Item #11
BAR CASE # 2005-0184

BAR Meeting
December 7, 2005

ISSUE: Construction of a one story frame shed; alterations to rear elevation of kitchen wing

APPLICANT: Clayton & Anne Perfall

LOCATION: 122 South Fairfax St.

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of this application with the following condition:

1. The statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - a) Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,
 - b) Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

NOTE: Docket item #10 must be approved before this item can be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new, one story frame shed attached to the side wall of the late 20th c. kitchen wing, as well as minor alterations to the rear or east elevation of the kitchen wing.

The proposed new shed measures 6'-2" by 14' in plan and is to be adjacent to the north wall of the kitchen wing. The shed will abut the existing garden wall to the north, which separates the property from the cobbled alley. The eave line of the new structure will project 18" above the decorative coping of the garden wall.

The shed will be clad with wood siding and covered with standing seam metal roofing to match the existing on the kitchen. A 4-light wood window will be placed on the west elevation of the shed. A 2'-8" x 6'-0" wood door on the east elevation will provide access to the shed from the rear yard.

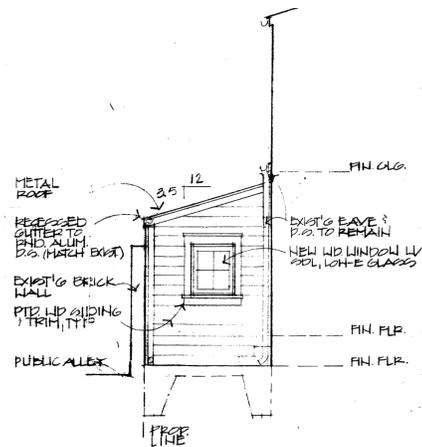


Figure 1 - West elevation

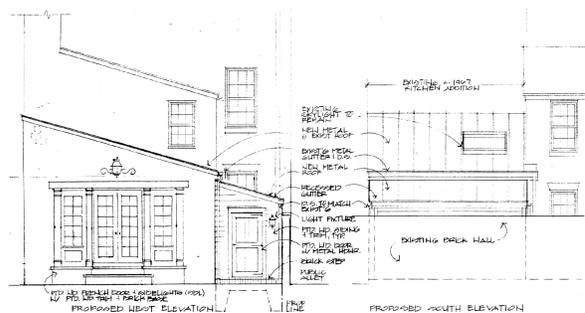


Figure 2 - East and north elevations

The proposed alterations to the east (rear) elevation of the kitchen wing consist of the following steps:

- replacement of 3 existing single-light glass doors with a pair of operable 12-light French doors, flanked by stationary 10-light sidelights;
- enclosing the door opening with a simple wooden entablature, consisting of a shallow flat fascia or frieze board and flat pilasters with simple necking and base, which rest upon a projecting masonry platform, 5' feet deep by 12' wide;
- replacing the existing steps with new flagstone steps; and,
- adding a new decorative lighting fixture over the doors.

II. HISTORY:

As mentioned in docket item #10, the house at 122 S. Fairfax Street was built sometime in the 1790's. The one story kitchen addition was constructed in 1968 and approved by the Board on November 8, 1967. In 2000, the Board approved new French doors to the kitchen addition (BAR Case #2000-139, 7/19/2000). These doors, which were similar to those currently proposed, were never installed.

III. ANALYSIS:

The proposed addition and alterations meet the zoning ordinance requirements. On November 11, 2005, the Board of Zoning Appeals granted a variance from section 12-102(A) of the zoning ordinance relating to physical enlargement of a noncomplying structure for the addition in the north side yard (BZA Case #2005-0064).

The shed addition will create about 86 sf. of new service space at the garden grade elevation, and is accessible only from the garden. The fundamental vocabulary of the shed is compatible with the architecture of the house in that it is clearly a minor dependency or service structure. The only concern is that the placement of the new shed between the house wall and the garden wall creates an anomalous spatial configuration whereby there are now two areas of open space, physically separated from one another. However, as the new structure is almost not visible, and is highly reversible as proposed, the proposal is acceptable by Staff.

The proposed alterations to the east wall of the modern kitchen wing are largely cosmetic and are generally compatible with the context of this house. Staff notes the comments of Alexandria Archaeology and has included them as conditions.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of this application with the following condition:

1. The statements below must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement:
 - a) Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds; and,

- b) Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

“No comment.”

Alexandria Archaeology:

- F-1 According to Ethelyn Cox’s *Historic Alexandria, Street by Street, A Survey of Existing Early Buildings*, the house on this lot was constructed by 1796 by Jonah Thompson. It was listed as being damaged in the 1827 fire. The property therefore has the potential to

yield archaeological resources that could provide insight into residential life in early Alexandria.

- R-1 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- R-3 The statements in R-1 and R-2 above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirement.